

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Alves Lane Apartments - County File #CDDP20-03011

Lead Agency: Contra Costa County Department of Conservation and Development

Contact Name: Syd Sotoodeh

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Phone Number: 925-655-2877

Project Location: Bay Point
City

Contra Costa County
County

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks approval of a Development Plan with a 20% density bonus to allow the construction of a new apartment complex on an approximately 3.81-acre lot. Designed as family housing, the project proposes approximately 15 one-bedroom units, 15 two-bedroom units, 36 three-bedroom units, and 34 four-bedroom units in one building consisting of three- and four-story elements (maximum height 45 feet). Vehicular access is provided around three sides of the building with surface parking at the ground floor. Site access is consolidated through a driveway on the eastern side of the property. The building creates an interior courtyard/public outdoor amenity featuring a play area, community gardens, seating areas, and community room access for residents. An onsite dog park is also proposed. Site improvements include one monument sign, bio-retention basins, a perimeter fence, sidewalk, curb, roadway, and gutter improvements along the southern edge of the project site to +/-750 feet east, exterior lighting, and +/-5,000 net total cubic yards of grading. The project also consists of a request for approval of a lot line adjustment to merge the two parcels comprising the project site. No code-protected trees will be altered or removed as part of the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Aesthetics: mitigations include installation of landscaping, shielding/pointing down exterior lighting, use of non-reflective finishes to minimize glare.
- Air Quality: Bay Area Air Quality Management District Basic Construction mitigation measures during construction would reduce temporary impacts from, e.g., dust, loose materials, and idling trucks/equipment.
- Biological Resources: mitigations include requiring pre-construction avian surveys by a qualified biologist and providing buffers around nesting/roosting sites, delaying construction until the end of nesting or blooming periods, erosion/sediment control for minimization of direct effects to watercourses
- Cultural Resources: if prehistoric/historical materials or human remains are encountered during construction activities, mitigations include stopping work & qualified archaeologist or the County Coroner to examine the site/materials.
- Geology/Soils: mitigations include submittal of a design-level geotechnical report for review by County Geologist, observation/testing/report by project geotechnical engineer during construction activities and prior to final inspection.
- Noise: mitigations for temporary noise due to construction activities include a pre-construction meeting with inspectors/contractor, notifying neighbors within 300 feet prior to grading/construction, limiting the hours of construction and heavy equipment usage and requiring all internal combustion engines to be fitted with mufflers.
- Population/Housing: mitigating the need for additional child care includes submittal of a child care proposal for one or a combination of methods, including but not limited to payment of an in-lieu child care fee per unit.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa County Fire Protection District
- Contra Costa County Health Services Department, Environmental Health Division
- Golden State Water Company
- Delta Diablo Sanitary District
- Caltrans
- California Department of Fish & Wildlife
- U.S. Bureau of Reclamation